



A select development of just four
beautifully designed and **appointed**
five bedroom detached contemporary homes



COMING SOON LUXURY LAKESIDE LIVING



1. Aerial view of development in location (CGI).
2. Kitchen interior (CGI). 3. Lounge interior (CGI).

THE DEVELOPMENT

Four stunning, 5 bedroom homes, beautifully designed for modern living.

Welcome to Broxlea Meadow, where each home is individually designed. Built using a sympathetic range of materials and mature landscaping, each home compliments the surrounding environment. These exclusive gated homes are in the perfect location. Nestled in the heart of Lea Valley, it is going to be difficult to beat these spectacular views over open fields and private fishing lakes to the rear.

The layout of each home, is designed with entertaining in mind. Sprawling across 3,600 square feet, there is more

than enough room for a growing family. The large state of the art kitchen is pivotal to the downstairs space. With bifold doors seamlessly opening out, across three walls to the rear, you can take full advantage of merging the inside and outside spaces in those warm summer months. The thought that has gone into the design of these houses is second to none. As you move through the house to the first floor, you will not be disappointed. With spacious hallways and first floor landing laid with herringbone solid wood floors, large airy bedrooms, generous walk in wardrobes and grand en-suites, with free standing baths, you will want to make yourself at home.

Broxlea Meadow may be sat in the heart of the countryside, but that doesn't mean that you have to compromise on transport and network links. Broxbourne station is within easy walking distance, being just 1 mile away, which services both Tottenham Hale and London Liverpool Street stations. This location is ideal for those buyers needing to commute to central London, but wanting to live in the countryside and to 'have it all'.

DISCOVER, EXPLORE & ENJOY



1. The Hertfordshire Golf & Country Club.
2. Rive Lea in Broxbourne.
3. Annual Vintage Car Show in Waltham Cross.
4. Broxbourne train station.
5. Sumatran tiger at Paradise Wildlife Park.



THE SURROUNDING AREA

These beautifully designed properties are located on the border of Broxbourne, which lies in the heart of outstanding Hertfordshire countryside. The area is ideally situated for commuters to London and offers a variety of activities for families and for those who enjoy an active lifestyle.

Surrounded by the countryside of the Lea Valley, there are parks and many places to enjoy cycling or a quiet picnic with the family. Broxlea Meadow is located immediately adjacent to one of the designated Lea Valley pathway network in the area that is suitable for both walkers and cyclists. In fact, this whole area is connected into the UK cycle network!

There are private fishing lakes close by for angling enthusiasts as well as lakes which cater for a range of boating experiences from rowing and canoeing to sailing and motorboats. You can even enjoy a cruise on the Pride of the Lee or the Lady of the Lea. Canal barges can also be privately hired out for parties of up to 20 people.

Clayton Hill Park in Nazeing is just a 5 minute walk away, with outdoor activities for everyone. Clayton Hill Lake has lots of wildlife and you can also sail model boats there. There are many paths for cycling and walking to enjoy the amazing views of the Essex countryside and which also lead to other attractions. Lee Valley Hayes Hill and Holyfield farm offers the chance to interact with animals and includes a visit to a working dairy farm. Paradise Wildlife Park is just a short drive away with wild animals, a dinosaur exhibit and lots of family activities to enjoy.

The fantastic Lea Valley White Water Canoe Centre is located at Waltham Abbey, a 10 minute drive away.

The River Lea is a 5 minute walk away with pleasure boats for hire at the Lea Valley Boating Centre and Broxbourne

Rowing Club is located here as well, right next door to Broxbourne Station.

Broxbourne Sports Club is also located right next to Broxbourne Station and their facilities boast, squash, racquet ball, cricket, tennis and athletics.

Golfing enthusiasts have a choice of golf clubs, Nazeing Golf Club or Hertfordshire Golf & Country Club. The latter also has a gym, swimming pool, sauna, steam room and jacuzzi.

Broxbourne has a choice of both Primary and Secondary schools including an Academy and the Hertford Regional College, part of the University of Hertfordshire, has a campus on the edge of the town. Broxbourne Secondary School has a particularly good reputation. There is also a Private School (for both boarders and day students) at Haileybury School.

Broxbourne and nearby Hoddesdon have many places to shop, from well-known high street names to smaller boutiques, as well as a choice of restaurants and coffee shops. There is a market in Hoddesdon twice a week, with an annual 'Flavours of the World' market and craft show.

Broxbourne and Hoddesdon hold an annual carnival and a Vintage Car Show.

Broxbourne Civic Centre hosts a variety of events for all the family, with popular comedians, films and plays. It also holds exercise classes and family events throughout the year.

For commuters the development is just a 15 minute drive to the M25 leading to all areas of London and the rest of the country. Broxbourne Station has a fast and frequent 29 minute service to London's Liverpool Street, Tottenham Hale (12 minutes), Cambridge and Stansted Airport (28 minutes) and there are regular bus routes to the surrounding area and London.

| EXCEPTIONAL DESIGN



Plot 1 - front elevation (CGI)

| UNRIVALLED QUALITY



Plot 2 - front elevation (CGI)



SITE PLAN



Four 5 bedroom detached contemporary homes are available.

BROXLEA MEADOW | PLOT 01

5 BEDROOM DETACHED CONTEMPORARY HOME



Plot 1 - front elevation (CGI)



Plot 1 - rear elevation (CGI)

FLOOR PLANS

Ground floor

First floor

Second floor



MEASUREMENTS

Ground floor

First floor

Second floor

1. Kitchen	6.70 x 4.30m 21' 11" x 14' 1"	9. Master bedroom	4.90 x 4.50m 16' 1" x 14' 9"	16. Bedroom 4	4.80 x 4.50m 15' 9" x 14' 9"
2. Larder	2.30 x 2.20m 7' 6" x 7' 2"	10. Master dressing	2.90 x 3.00m 9' 6" x 9' 10"	17. Bedroom 5/ home office	3.30 x 2.10m 10' 9" x 6' 10"
3. Lounge	4.95 x 6.85m 16' 2" x 22' 5"	11. Master ensuite	3.60 x 3.50m 11' 9" x 11' 5"	18. Bathroom	4.20 x 2.20m 13' 9" x 7' 2"
4. Family room	3.65 x 4.30m 12' 00" x 14' 1"	12. Bedroom 2	3.90 x 5.00m 12' 9" x 16' 4"		
5. Hall	5.10 x 5.50m 16' 8" x 18' 00"	13. Bedroom 2 ensuite/dressing	3.80 x 5.70m (max) 12' 5" x 18' 8" (max)		
6. WC	1.50 x 2.30m 4' 11" x 7' 6"	14. Bedroom 3	4.10 x 4.0m 13' 5" x 13' 1"		
7. Utility	1.50 x 2.50m 4' 11" x 8' 2"	15. Bedroom 3 ensuite	2.0 x 2.50m 6' 6" x 8' 2"		
8. Garage	5.50 x 5.50m 18' 00" x 18' 00"				

Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary with a tolerance of 5%.

Please note, the furniture shown in the floor plans is not included.

Computer generated images (CGI) are indicative only.

BROXLEA MEADOW | PLOT 02

5 BEDROOM DETACHED CONTEMPORARY HOME



Plot 2 - front elevation (CGI)



Plot 2 - rear elevation (CGI)

FLOOR PLANS

Ground floor

First floor

Second floor



MEASUREMENTS

Ground floor

First floor

Second floor

1. Kitchen	6.70 x 4.30m 21' 11" x 14' 1"	9. Master bedroom	4.90 x 4.50m 16' 1" x 14' 9"	16. Bedroom 4	4.80 x 4.50m 15' 9" x 14' 9"
2. Larder	2.30 x 2.20m 7' 6" x 7' 2"	10. Master dressing	2.90 x 3.00m 9' 6" x 9' 10"	17. Bedroom 5/ home office	3.30 x 2.10m 10' 9" x 6' 10"
3. Lounge	4.95 x 6.85m 16' 2" x 22' 5"	11. Master ensuite	3.60 x 3.50m 11' 9" x 11' 5"	18. Bathroom	4.20 x 2.20m 13' 9" x 7' 2"
4. Family room	3.65 x 4.30m 12' 00" x 14' 1"	12. Bedroom 2	3.90 x 5.00m 12' 9" x 16' 4"		
5. Hall	5.10 x 5.50m 16' 8" x 18' 00"	13. Bedroom 2 ensuite/dressing	3.80 x 5.70m (max) 12' 5" x 18' 8" (max)		
6. WC	1.50 x 2.30m 4' 11" x 7' 6"	14. Bedroom 3	4.10 x 4.0m 13' 5" x 13' 1"		
7. Utility	1.50 x 2.50m 4' 11" x 8' 2"	15. Bedroom 3 ensuite	2.0 x 2.50m 6' 6" x 8' 2"		
8. Garage	5.50 x 5.50m 18' 00" x 18' 00"				

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BROXLEA MEADOW | PLOT 03

5 BEDROOM DETACHED CONTEMPORARY HOME



Plot 3 - front elevation (CGI)



Plot 3 - rear elevation (CGI)

FLOOR PLANS



MEASUREMENTS

Ground floor	First floor	Second floor
1. Kitchen 6.70 x 4.30m 21' 11" x 14' 1"	9. Master bedroom 4.90 x 4.50m 16' 1" x 14' 9"	16. Bedroom 4 4.80 x 4.50m 15' 9" x 14' 9"
2. Larder 2.30 x 2.20m 7' 6" x 7' 2"	10. Master dressing 2.90 x 3.00m 9' 6" x 9' 10"	17. Bedroom 5/ home office 3.30 x 2.10m 10' 9" x 6' 10"
3. Lounge 4.95 x 6.85m 16' 2" x 22' 5"	11. Master ensuite 3.60 x 3.50m 11' 9" x 11' 5"	18. Bathroom 4.20 x 2.20m 13' 9" x 7' 2"
4. Family room 3.65 x 4.30m 12' 00" x 14' 1"	12. Bedroom 2 3.90 x 5.00m 12' 9" x 16' 4"	
5. Hall 5.10 x 5.50m 16' 8" x 18' 00"	13. Bedroom 2 ensuite/dressing 3.80 x 5.70m (max) 12' 5" x 18' 8" (max)	
6. WC 1.50 x 2.30m 4' 11" x 7' 6"	14. Bedroom 3 4.10 x 4.0m 13' 5" x 13' 1"	
7. Utility 1.50 x 2.50m 4' 11" x 8' 2"	15. Bedroom 3 ensuite 2.0 x 2.50m 6' 6" x 8' 2"	
8. Garage 5.50 x 5.50m 18' 00" x 18' 00"		

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BROXLEA MEADOW | PLOT 04

5 BEDROOM DETACHED CONTEMPORARY HOME



Plot 4 - front elevation (CGI)



Plot 4 - rear elevation (CGI)

FLOOR PLANS

Ground floor

First floor

Second floor



MEASUREMENTS

Ground floor

First floor

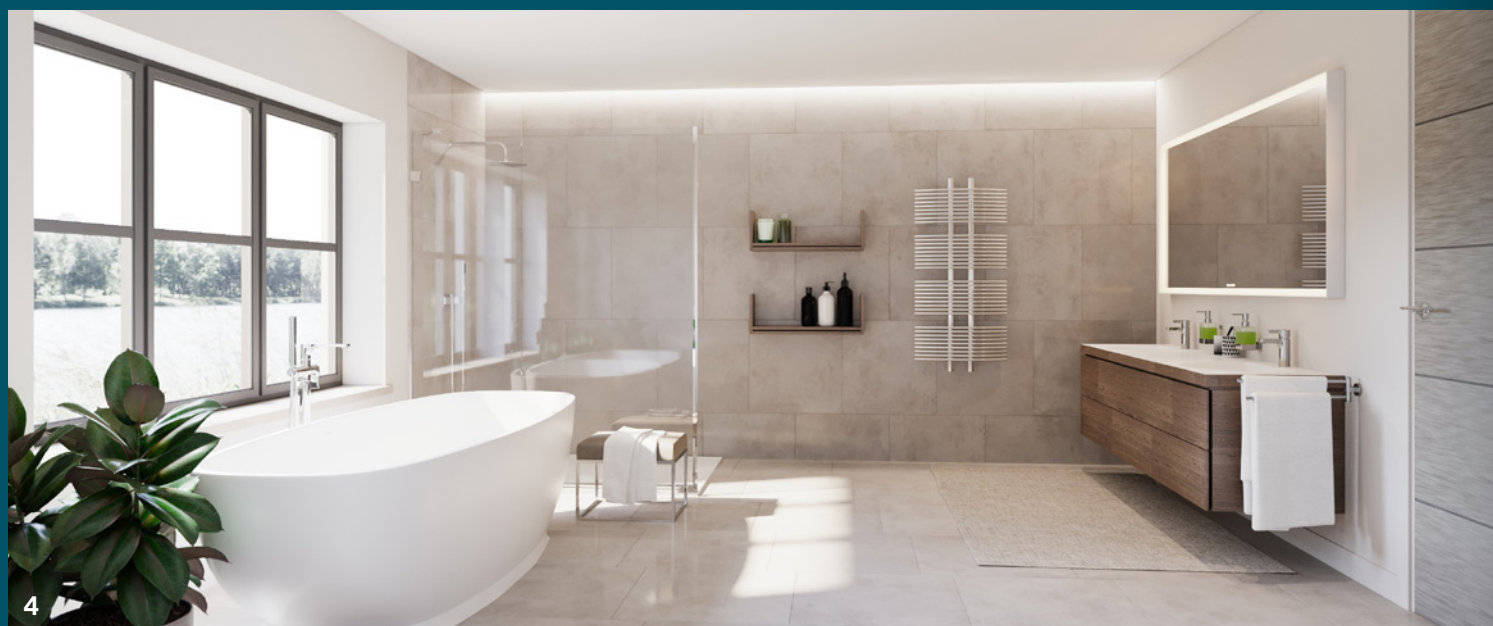
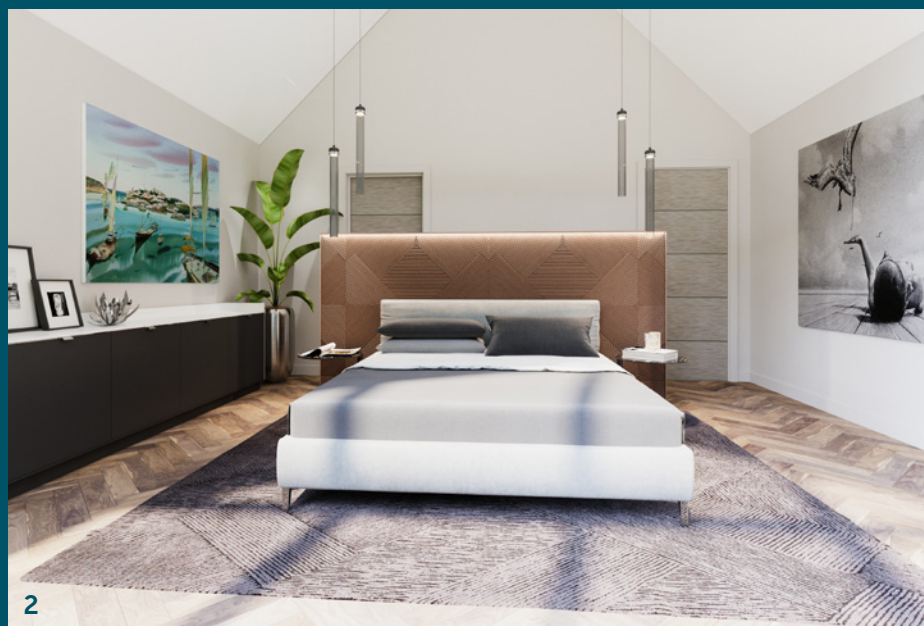
Second floor

1. Kitchen	6.70 x 4.30m 21' 11" x 14' 1"	9. Master bedroom	4.90 x 4.50m 16' 1" x 14' 9"	16. Bedroom 4	4.80 x 4.50m 15' 9" x 14' 9"
2. Larder	2.30 x 2.20m 7' 6" x 7' 2"	10. Master dressing	2.90 x 3.00m 9' 6" x 9' 10"	17. Bedroom 5/ home office	3.30 x 2.10m 10' 9" x 6' 10"
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6. WC	1.50 x 2.30m 4' 11" x 7' 6"	14. Bedroom 3	4.10 x 4.0m 13' 5" x 13' 1"		
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8. Garage	5.50 x 5.50m 18' 00" x 18' 00"				

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- 1. First floor landing.
- 2. Master bedroom.
- 3. Lounge.
- 4. Bedroom 2 ensuite.
- 5. Master bedroom.



5

LUXURIOUS LIVING



6



7



8



- 5. Kitchen.
- 6. Larder.
- 7. Kitchen.
- 8. Bedroom 2 ensuite.



SPECIFICATION

KITCHEN & UTILITY

- Bespoke kitchen design
- Curation of luxury materials and finishes
- Choice of Silestone, Dekton or Corian worktops
- Large format porcelain floor tiles
- Quooker PRO3 Fusion square mixer tap
- Siemens or Miele integrated appliances to include:
 - Single oven
 - 2nd oven or combination
 - Full height larder fridge
 - Full height larder freezer
 - Wine cooler
 - Integrated dishwasher
- Industry leading BORA Classic 2.0 induction cooktop with integrated downdraft extraction
- Utility cabinets to compliment kitchens
- Integrated laundry appliances

LARDER/PANTRY

- Full bespoke design to match kitchen

LIVING AREAS

- Wide format premium grade engineered wood flooring
- Luxury Oak or Walnut doors with chrome furniture

BATHROOMS

- Contemporary designed suites
- Designer porcelain wall and floor tiles
- Recesses to showers and bathrooms for potions & lotions
- Heated towel rails
- Automated LED Lighting
- Heated back lit mirrors

BEDROOMS

- Luxury carpeting with choice of colour
- Designer fitted wardrobes/dressing rooms to master suite with optional wardrobes for additional bedrooms

HEATING & COOLING

- Zoned underfloor heating system throughout

TECHNOLOGY

- Home automation package incorporating:
 - Lighting
 - Heating
 - Power
 - CCTV
 - Music
- An all-in-one system that transforms your home into a fully automated smart home allowing you to control your appliances via a switch on the wall, voice-control or remotely with a smartphone, tablet or computer
- Sonos sound system
- LED lighting in kitchen, living, bathrooms and en-suites
- Pendant lighting in Bedrooms
- CAT6 cabling, power sockets (some with USB), TV and telephone points throughout
- LED external lighting
- Secure video entry system
- Alarm system

GENERAL

- External water Tap
- Automated gated/barrier entrance
- Walls and ceilings finished in contemporary neutral colours
- Landscaped gardens with contemporary patio areas

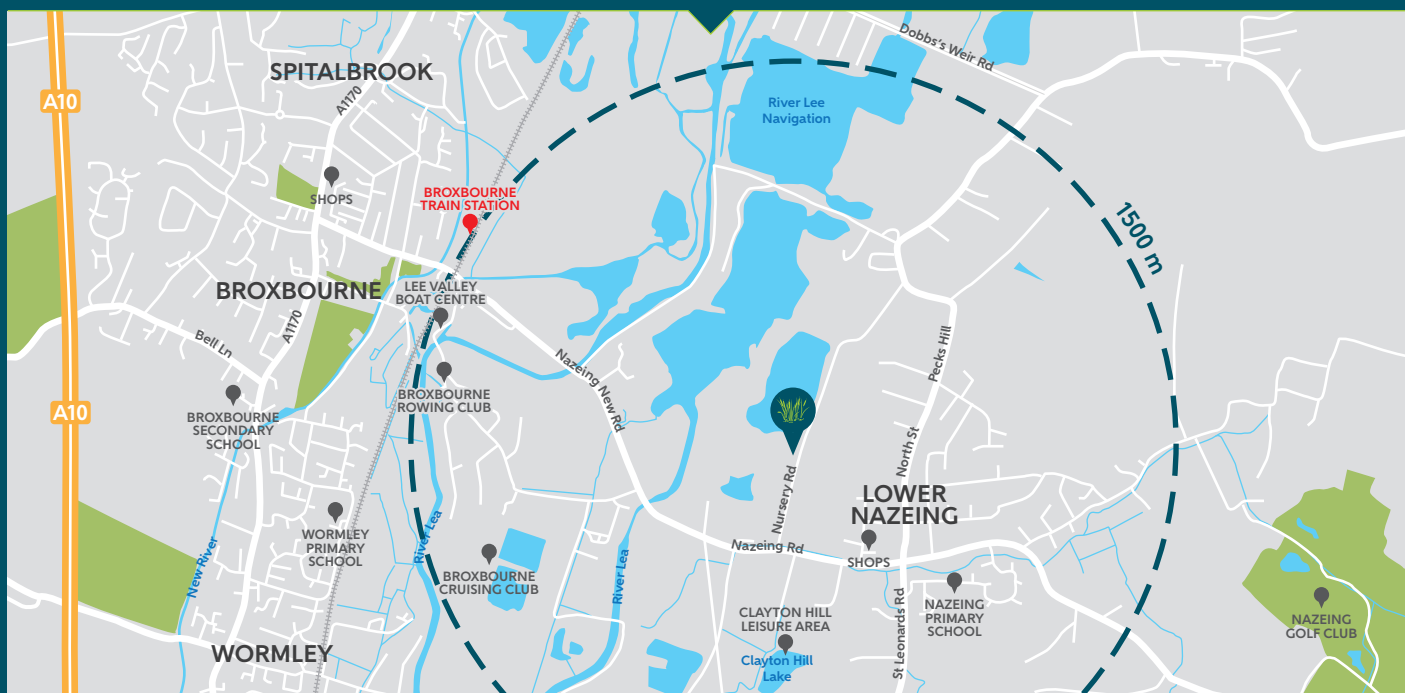
WARRANTY

- BLP 10 year warranty

OPTIONAL EXTRA

- Fitted bedrooms

THE LOCATION



Broxlea Meadow, Nursery Road, Lower Nazeing, Hertfordshire, EN9 2JE



DESTINATIONS

Towns & Cities

Nazeing	3.0 miles
Broxbourne	2.2 miles
Hoddesdon	3.2 miles
London City Centre	32.5 miles

Activities & Places to visit

Nazeing Golf Club	2.7 miles
Hertfordshire Golf & CC	4.6 miles
Paradise Wildlife Park	5.1 miles
Broxbourne Civic Centre	3.6 miles

Connectivity

Broxbourne Train Station	0.9 miles
- To London (Liverpool St)	29 mins
- To Birmingham (New St)	2hrs 30 mins

Stanstead Airport	20.5 miles
Luton Airport	27.6 miles
London Heathrow	43.4 miles

PLEASE NOTE:

All distances and times given are approximate.

Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.


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Contact Dockleys
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www.broxleameadow.co.uk